

For Sale— Credit Tenant Building

720 East Main Street, Price, Utah 84501



Roderick Realty
SERVICES

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PROPERTY FEATURES:

- **Building Size: 20,749 SF**
- **Land Size: 2.29 acres**
- **Parking: 134 parking stalls**
- **Price Retail Hub (9/10 mile east of downtown Price)**
- **¼ mile west of the new Walmart Supercenter and Sutherlands Home & Building Supply**
- **Across the street from Smith's Grocery, Deseret Industries, King Koal Theatre, GNC, Maurice's, Payless Shoes, Verizon, Little Caesars, UPS, Cold Stone Creamery, Athletes Foot & Auto Zone**
- **Adjacent to CJ's Do It Best Hardware & Lumber (not owned) and Aaron's Rentals (not owned)**

INVESTMENT OVERVIEW:

- **Asking Price: \$1,350,000**
- **Price per Square Foot: \$65.06**
- **Cap Rate: \$8.5%**



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FOR SALE

716 -720 East Main Street, Price, Utah 84501



PRICE BIG 5 CENTER
720 East Main St. Price, Utah 84501
 Income Approach

RENT ROLL AS OF - 1/1/2019

TENANT	Suite #	SF	BASE RENT	2019	LED	CAM PER SF	ANNUAL CAM	Notes
Big 5 Sports	720	12,677	\$8.59	\$108,948	1/31/2023	Included	N/A	Gross Lease
Vacant Suite	716	8,072	\$8.00	\$64,576	NA	\$1.35	\$10,897	NNN
Total		20,749	\$8.36	\$173,524			\$ 10,897	

Proforma for Building #1		
Gross Scheduled Income		\$173,524
CAM Income Budget		\$10,897
TOTAL Scheduled Income		\$184,421
Less: Expenses		
Vacancy	10%	\$18,442
CAM Expense		\$26,900
Management expense	2%	\$3,688
TOTAL Expenses		\$49,031
Net Operating Income		\$135,391
Projected Cap Rate	8.50%	\$1,592,831
TOTAL Value		\$1,592,831
Less: Expenses		
Tenant Improvements:	8,072 SF @ \$27.00/SF	\$217,944
Commissions		\$20,000
Total Tenant Costs:		<u>-\$237,944</u>
NET SALES PRICE		\$1,354,887



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LOCATION OVERVIEW:

Price is a city in Carbon County, Utah, United States. It is the largest city between Provo and Moab. It is very heavily trafficked due to Utah State Route 6, which connects to major routes Interstate 5 & Interstate 70. Price is located within short distances from Nine Mile Canyon, San Rafael Swell and the Manti-La Sal National Forest. The city is home to Utah State University – Eastern as well as the large Utah State University - Eastern Prehistoric Museum affiliated with the college.

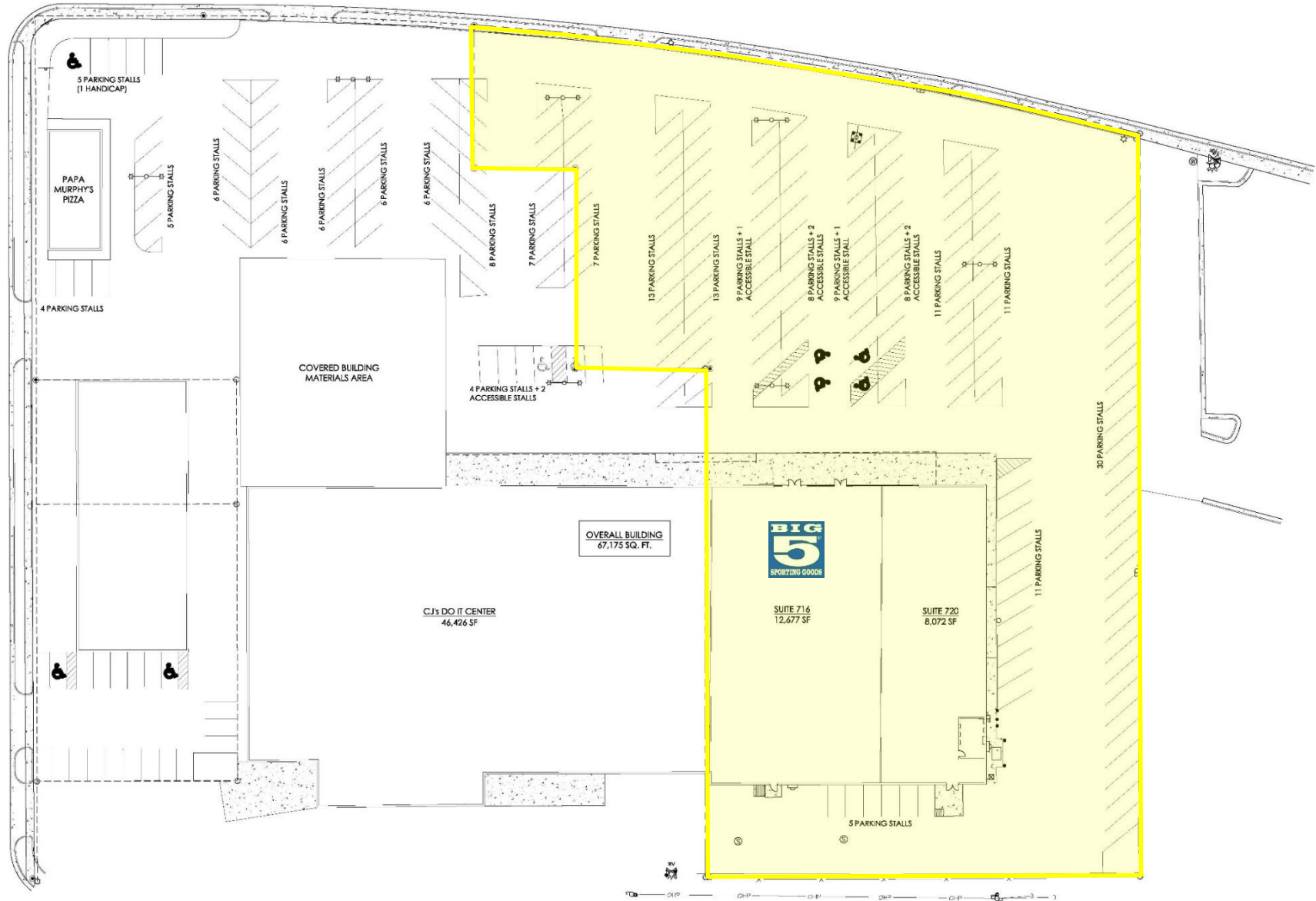
2018 DEMOGRAPHICS:	1 Mile	3 Mile	5 Mile
Estimated Population:	6,175	12,300	14,140
Estimated Population by 2023:	6,015	12,033	13,825
Estimated Households:	2,278	4,394	5,080
Estimated Households by 2023:	2,209	4,282	4,947
Estimated Average Household Income:	\$46,932	\$58,543	\$58,568



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SITE PLAN:



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